

Cover Sheet for:

Site Plan 8-98001

Project Application

Development Review Division

Effective 11-22-93

Montgomery County Planning Department ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595 fax (301) 495-1306

APPLICATION**Site Plan Review****For M-NCPPC Staff Use Only**

Date Application Received

7-16-97

Date Application Complete

by

DRC Meeting Date

Hearing Date

S.P.R. Deadline

SPR File Number

8-98007

NRI/FSD Number

4-94162

Final FCP Number

SPR Fee (Attach Fee Worksheet)

15,505 + 6,465*

(FCP)

Fees Received by

77

Name of Proposed Site Plan

Clarksburg Town Center - Phase I

Name of Preliminary Plan

Clarksburg Town CenterNo. 1- 95042

Name of Pre Application Submission, if any

No. 7-

Name of Project Plan, if applicable

Clarksburg Town CenterNo. 9- 94004

If previously Approved Site Plan, Number

Date of Opinion

Status: Void Extended to (date) Withdrawn Amended by this application

If no prior preliminary plan, check either:

☐ Preliminary Plan currently being reviewed☐ Lot already recorded

If Plat recorded, M-NCPPC Plat No.

Is this a loophole property?

(refer to MCC Bill #1-88, concerning a Timely APF Review Prior to issuance of a Building Permit)

Other previous or pending application information:

If schematic Development Plan as part of local map amendment (59H2.4A)

Case #G- date granted / /

If approved Development Plan (59-D-1)

Case #G- date granted / /

If approved Project Plan (59-D-2)

Project Plan #9- 94004 E date approved 01 / 16 / 97

If special exception/variance

Case #S- or #A- date adopted / / Tax Account Number 1. 52-14089572. 52-16305593. 4.

Tax Map Page Number

Map EWeither: on feet of

Street Name

N.E.W.S etc.

Street Name

or :

N.E.quadrant, intersection of Clarksburg Road

Street Name

and Stringtown Road

Street Name

Planning Area

Clarksburg

Site Area:

Gross area of Site Plan	<u>120.17</u>	ac.	<u>5,234,605</u>	sf
Area dedicated to Public Use	<u>19.0</u>	ac.	<u>827,640</u>	sf
Total net area of Site Plan	<u>101.17</u>	ac.	<u>4,406,965</u>	sf

Area by Zone:	Zone 1: <u>RMX-2</u>	<u>120.17</u>	ac.	<u>5,234,605</u>	sf
	Zone 2: _____	_____	ac.	_____	sf
	Zone 3: _____	_____	ac.	_____	sf

Incorporated Municipality or Special Taxing District, if applicable _____

Is site on Locational Atlas and Index of Historic Sites? ☐ Yes ☐ No

Is site on Master Plan for Historic Preservation? ☐ Yes ☐ No

Development Information:

RESIDENTIAL	No. Of Units	NON RESIDENTIAL	Gross Floor Area
One-family detached	<u>77</u>	Commercial Office	_____
One-family semi-detached	_____	Commercial Retail	_____
One-family attached	_____	Industrial	_____
Townhouses	<u>295</u>	Other _____	_____
Duplex	_____	Other _____	_____
Triplex	_____	Other _____	_____
Multi-family	<u>402</u>	Other _____	_____
Total proposed	<u>775</u>	Other _____	_____
Included MPDU's	<u>97</u>	Other _____	_____
Included TDR's	_____	Total Proposed	_____
Existing dwelling units to remain	<u>N/A</u>	Existing to remain	_____

Method of development: ☐ Standard; ☐ Cluster; ☐ MPDU; ☐ TDR; ☒ 59-C-10.3
Other Optional Method

Waivers requested, if any:

59-E (Parking ordinance) 3.7 Schedule of requirements for Off-Street
Parking spaces.

Other Chapter 49-35 thru 49-43 of the County Code
(Bill 46-91) "Closed Section Roads in S.P.A."

Site Plan Review Application, continued

Applicant Information:

1. Applicant (Owner or ~~Contract Purchaser~~)

Name Clarksburg Joint Venture c/o Steve Klebanoff
 Street Address 342 Hungerford Drive
 City Rockville, State MD Zip Code 20850
 Phone No. (301) 315-8926 Fax No. (301) 315-8928

2. Developer (if different from Applicant above)

Name _____
 Street Address _____
 City _____ State _____ Zip Code _____
 Phone No. _____ Fax No. _____

3. Engineer

Name MK Enterprises c/o Chris Weber
 Street Address 2900 Linden Lane, Suite 200
 City Silver Spring, State MD Zip Code 20910
 Phone No. (301) 588-5696 Fax No. (301) 588-1433

4. Architect

Name CHK Architects/Planners Inc. c/o Steve Gang
 Street Address 1300 Spring Street, Suite 500
 City Silver Spring, State MD Zip Code 20910
 Phone No. (301) 588-4800 Fax No. (301) 650-2255

5. Landscape Architect

Name Land Design, Inc. c/o Peter Crowley
 Street Address 1414 Prince Street, Suite 400
 City Alexandria, State VA Zip Code 22314-2814
 Phone No. (703) 549-7784 Fax No. (703) 549-4984

6. Attorney

Name Linowes and Blocher c/o Steve Kaufman
 Street Address 1010 Wayne Avenue, Tenth Floor
 City Silver Spring, State MD Zip Code 20910
 Phone No. (301) 588-8580 Fax No. (301) 495-9044

Signature of applicant (Owner or Contract Purchaser):

 (CKW)
 Signature

Date 7/16/97
 Date



Site Plan Review Checklist

An application will not be accepted for processing until all required information and fees have been provided.

	No. Copies	Engineer/Surveyor	M-NCPPC Staff
		Submitted or N/A	Accepted or Not Accepted
1. Copy of proposed or approved Preliminary Plan and its opinion (59- D- 3.21) and Certified Development Plan if applicable	1	Submitted	
2. Government agency agreement or equivalent, (59- D- 3.21) if applicable	1	N/A	
3. Executed covenants for Optional Method Zoning Application (59- H- 2.4A) if applicable	1		
4. General area Vicinity Map at 1" = 2,000' (shown on Site Plan)	n.a.		
5. Local Vicinity Map, 1" = 200", showing area within 1,000' of site	1	Submitted	
6. Copy of approved Natural Resources Inventory/Forest Stand Delineation	2	Submitted	
7. Drawing titled "Site and Adjacent Area" (within approximately 200 feet), showing:	1		
a. Topography at two (2)- foot contour intervals, including landfills		Submitted	
b. All existing buildings and structures		Submitted	
c. Highways, streets and private roads including center lines, pavement widths, grades, median breaks, curb cuts		Submitted	
d. Master- planned ROW's and easements affecting the site		Submitted	
e. Any natural features e.g. rock outcroppings or scenic views not included in the NRI/FSD		Submitted	
8. Plan of proposed development titled "Site Plan", at 1" = 30', showing the following (unless waived by the Planning Director at time of application as being unnecessary because of the limited scope of the proposal) and addressing all conditions of prior approvals:	20	Submitted	
a. The location, height, ground coverage and use of all structures		Submitted	
b. For each residential building, the number and type of dwelling units, classified by the number of bedrooms, and the Gross Floor Area, if any, to be used for commercial purposes		Submitted	
c. The Gross Floor Areas of all non- residential buildings and the proposed use of each		N/A	
d. The location of all green areas, including recreational areas, natural feature preservation areas, community open space areas, and other open spaces		Submitted	
e. Recreation facilities and computations in tabular form, including off- site facilities for which credit is sought		Submitted	
f. Calculations of building coverage, impervious area, density, green area, parking spaces and areas of land uses		Submitted	
g. The location of all public schools, parks and other community recreational facilities, indicating the location and use of all land to be dedicated to public use		Submitted	
h. The location and dimensions of all roads, streets and driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements and pedestrian walks, bike and sidewalk connections to off- site network, proposed road sections for stream crossings including conveyance through section		Submitted	

Site Plan Review, *continued* Checklist

	No. Copies	Engineer/Surveyor	M-NCPPC Staff
		Submitted or N/A	Accepted or Not Accepted
i. A grading plan.....		Submitted	
j. The location of all sewer, water, gas, electric, telephone and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing.....	6	N/A on Site Plan	
k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable.....		Submitted	
l. TDR Calculations, if applicable.....		N/A	
9. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan.....	6	Submitted	
10. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number and type of fixtures and a diagram of light distribution characteristics.....	6	on Landscape Plan	
11. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan.....	1		
12. List of adjacent and confronting property owners, presented in conformity with the Board's noticing requirements.....	1	Submitted	
13. Site Plan Enforcement Agreement and HOA documents, if applicable.....	1		
14. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability.....	2	N/A	
15. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance.....	3	Submitted	
16. Approved Stormwater Management Concept Plan, so titled, at 1" = 30' (or approved plan for off-site SWM), including MCDEP approval letter.....	3		
17. Proposed Storm Drainage Plan, so titled, at 1" = 30', and computations, if separate drawing.....	3		
18. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing.....	3		
19. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff.....	1	Submitted	

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.


Signature of Engineer/Surveyor MDPE 15009

7-16-97

Date